



PART THREE: THE PLAN ELEMENTS

SECTION THREE: THE PARKS, OPEN SPACE, AND TRAIL PLAN

INTRODUCTION

Open space and natural fabric preservation have consistently ranked as top planning priorities by citizen participants in the Public Planning Workshops. However, the Town of Westlake has only one publically owned park at this time, called Glenwyck Farm Park. It is located along the waterway flowing along the south edge of the Glenwyck Farm Community. Most of the open space development in Westlake has been privately led with communities such a Vaquero Club Estates providing generous open space areas within the fabric of that development. These private open spaces have preserved important creekways of the Town and, to that extent, have proven essential in the advancement of natural asset preservation. However, depending upon private initiatives as Westlake builds out does not assure that the Town will still have important natural features/ systems or sufficient recreational opportunities for its residents in the future.

Key Citizen Priority Statements that guide this Open Space Plan include the following:

1. Maintain views of a largely undeveloped foreground as Westlake grows.
2. Maintain views of agricultural land and agricultural activities as Westlake grows.
3. Maintain distant vistas from higher elevations.
4. Maintain views of natural topography.
5. Maintain view sheds that contain essential elements of Westlake's pastoral character.
6. Promote a rural character in present open spaces and future open space expansion.
7. Promote a continued use of natural forms in, and non-structured means of, storm water management and detention facility design.
8. Promote the continued creation of environmental, cultural, educational, and visual assets for Westlake in all private and public development.
9. Preserve the rural and agricultural features of cultural significance.
10. Preserve natural corridors.
11. Preserve sense of openness in the continuity of a ground plane that is not interrupted by opaque fences or walls.
12. Preserve the natural land profiles and landmark land forms as well as promote greater open space as Westlake develops through regulation of building to land area relationships.
13. Encourage less development coverage of land and promote the use of land for enhanced retention and other landscape amenities.
14. Make pedestrian movement from neighborhoods to desired destinations within Westlake more conveniently accessible.
15. Create a workable system of walking and biking trails that links points of trip origin with desired destinations and integrates with regional trail systems.
16. Employ existing and future lakes/water bodies and other natural in the overall Westlake trail system.
17. Encourage the connection of individually constructed trail facilities as they are built and assure connection to desired destinations within Westlake.
18. Encourage the gathering of required detention into major environmental amenities for the Town.
19. Maximize the potential of present and future lakes and water courses to enhance the value of residential and non-residential development.
20. Centralize detention as much as possible in current lakes/ ponds and other "in-line" water catchment areas in order to encourage larger, more useful, and more recreational water bodies.
21. Anticipate the effects of upstream development in Keller and Southlake on the configuration of future flood areas and water flow management systems (including creekways, lakes, and ponds) and secure area for floodway/water body expansions as they are needed and use such increases to further enhance the open space and recreational assets of Westlake.
22. Promote water conservation and reduce water usage.
23. Preserve existing creekways and creek areas associated with them through creation of preserves/parks and/ or development standards that promote responsive, low-impact development practices.
24. Initiate natural and system supported measures to reclaim and reuse water where appropriate.
25. Preserve significant native trees and tree communities, especially within riparian areas.
26. Use existing and future lakes as facilities for water conservation and waterways serving them as places of natural conservancy.
27. Provide park and recreation

opportunities that serve the needs of Westlake's present and future population (such as dog parks, playgrounds, and public golf course).

28. Provide recreational opportunities that are more undeveloped passive open spaces that serve less intense and contemplative activities (such as arboretum or natural preserve).

Particular comments in this list directly speak to parks and open space while others speak to trails. Note that 6, 10, 12, 23, 26, 27, and 28 specifically mention parks and open space and call for the park and open space system of Westlake to be focused on preservation of natural features and rural heritage.

Natural feature presentation in Westlake is not only important to the residents of the Town but ecologically important to the general ecological context. Figure 122 reveals that the corporate boundaries of Westlake contain a substantial portion of the ecotone lying between lowlands extending north and west from Westlake (through Roanoke and Alliance) and uplands extending generally south (into Keller and Southlake). Having these two natural settings come together in Westlake makes Westlake unique. Wikipedia defines an ecotone as follows:

"An **ecotone** is a transition area between two biomes. It is where two communities meet and integrate. It may be narrow or wide, and it may be local (the zone between a field and forest) or regional (the transition between forest and grassland ecosystems). An ecotone may appear on the ground as a gradual blending of the two communities across a broad area, or it may manifest itself as a sharp boundary line."

Much of what the citizens of Westlake have identified as particular views and visual qualities that speak to the core identity of Westlake include the dramatic landscape of this ecotone region. In the relatively crisp change from hilly (uplands) to undulating flatness (pasture) one finds greater complexity of vegetative material and landmark landforms (shaped by erosion), which collectively occupy the vistas one enjoys and which are so cherished by Westlake residents. Therefore, landscape preservation in Westlake is an important Town objective and an important ecological contribution to the collective landscape of Westlake's neighboring townships.

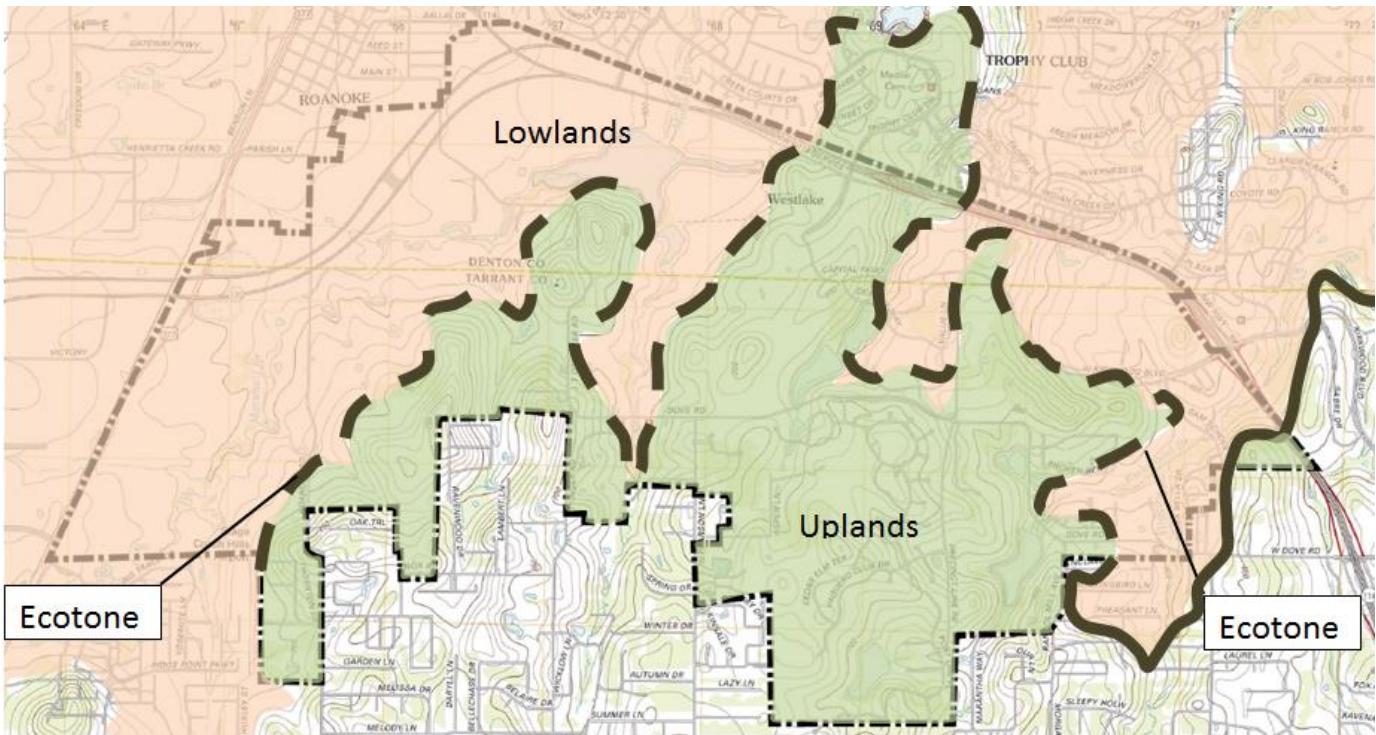


Figure 122: Ecotones of Westlake

In light of the guidance given by citizen participants in the Planning Workshops the ecological importance of Westlake's landscape to the region, this Parks, Open Space and Trails Plan will be primarily concerned with passive open space areas.

Other comments put forward by citizen participants in the Public Planning Workshops address trails directly and include numbers 14, 15, 16, and 17. Here, the theme directive is to have a trail system that is connected, safe, and interfaces with the natural features of the Town. This latter point suggests that the citizens of Westlake not only want an open space system that preserves the natural fabric

but that such preservation is visually and materially accessible to them.

The ecological importance of Westlake and the natural preservation sensitivities of its citizens, largely driven by the undeniable presence of this ecological tapestry, is the template upon which the following Parks, Open Space and Trails Plan is built.

Figure 123 illustrates how much of the ecotone is contained within the Open Space District as depicted on the Land Use Plan. Those portions not captured within the Open Space Community are discussed individually. This depiction is important to the overall open space strategy.

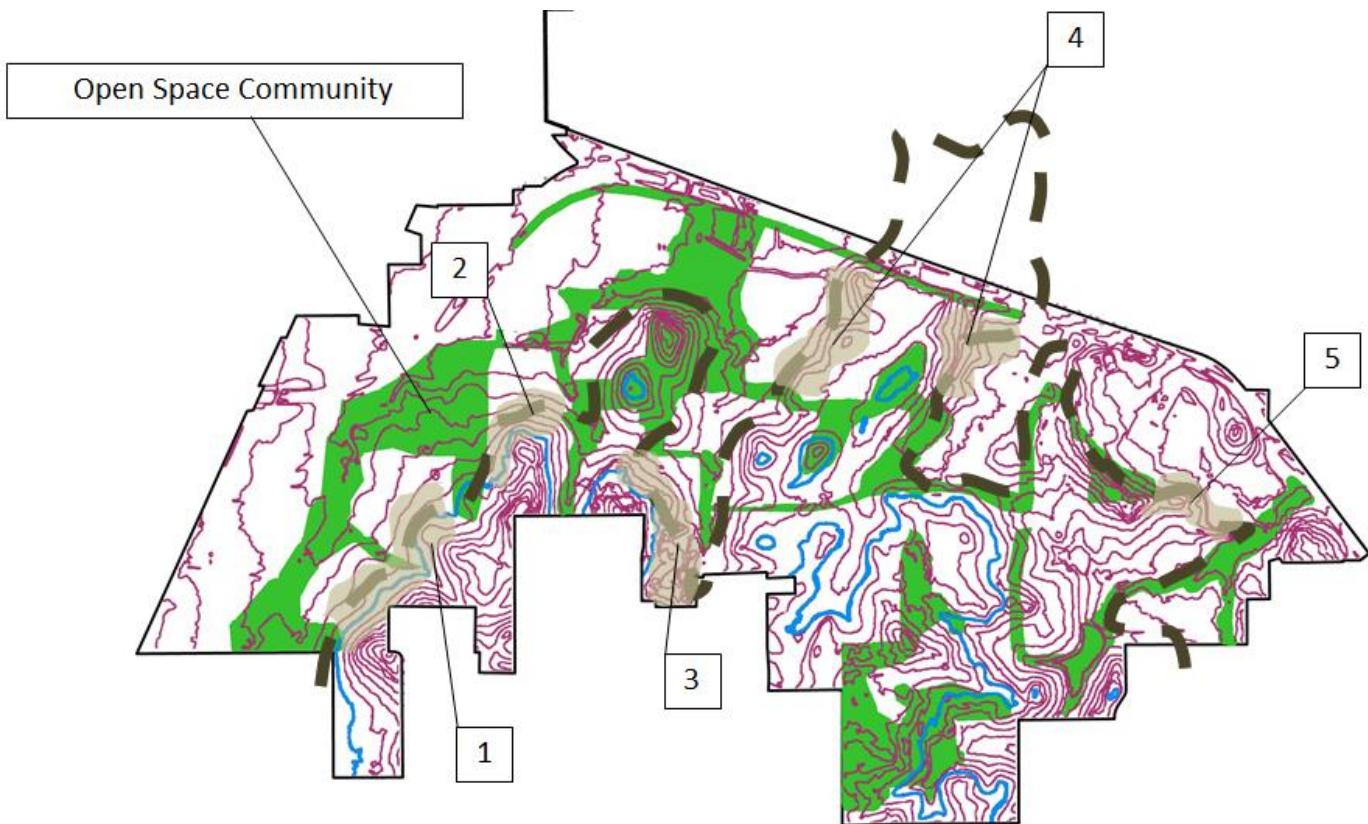


Figure 123: Ecotone and Open Space District

Portions of the Ecotone not in the Open Space District include:

- 1. Area in the Commercial Community reaching from the View Shed to the Vista Terminal:** This dramatic portion of the ecotone is located within an area identified as a district suitable for the exportation of commercial square footage (Land Use Plan element). Therefore, incentivization of preservation by private development is possible as more campus uses are encouraged.
- 2. Area in the Town Core Community:** This part of the ecotone falls within the View Shade area and is, therefore, not part of the visible town (from a vista and view perspective). Therefore, strict preservation is less critical to the town identity. Preservation in this location may require a public/private joint effort.

3. Area in the Pastoral Community portion located in area zones for five acre lots: The low FAR established by current zoning use of the land in this location has already accomplished significant preservation.

4. Area in the Commercial Community View Corridor: The Commercial Community within a View Corridor is identified as an area suitable for the exportation of commercial square footage. Therefore, incentivization of preservation by private development is possible as lower building height and more open space is desired in this location.

5. Area on the edge of current residential development: Current residential development (such as Glenwyck Farm) will necessitate a residential buffer between residential and non-residential use. Therefore, a mechanism for preservation is already in place.

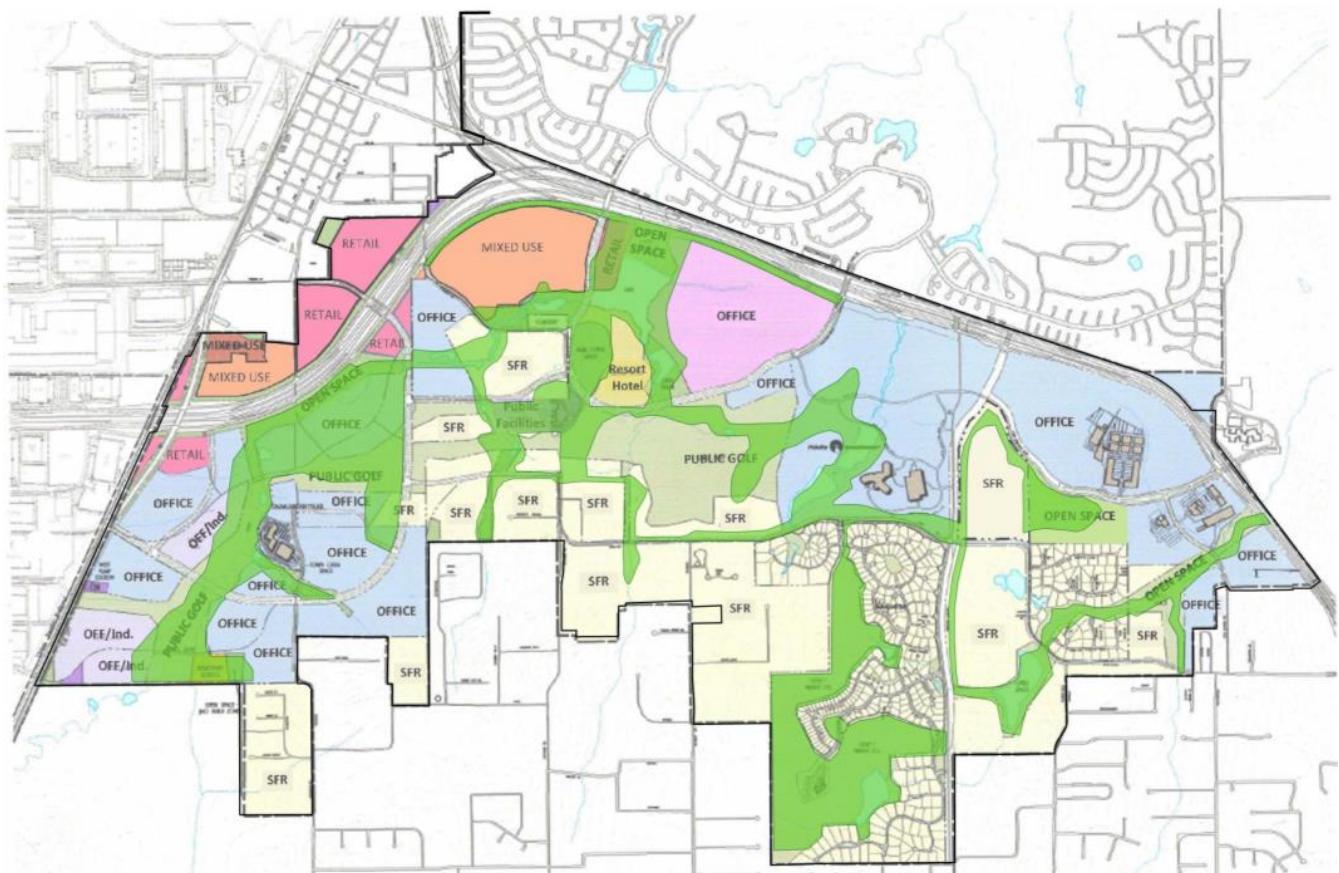


Figure 124: Open Space District over 2004 Land Use Plan

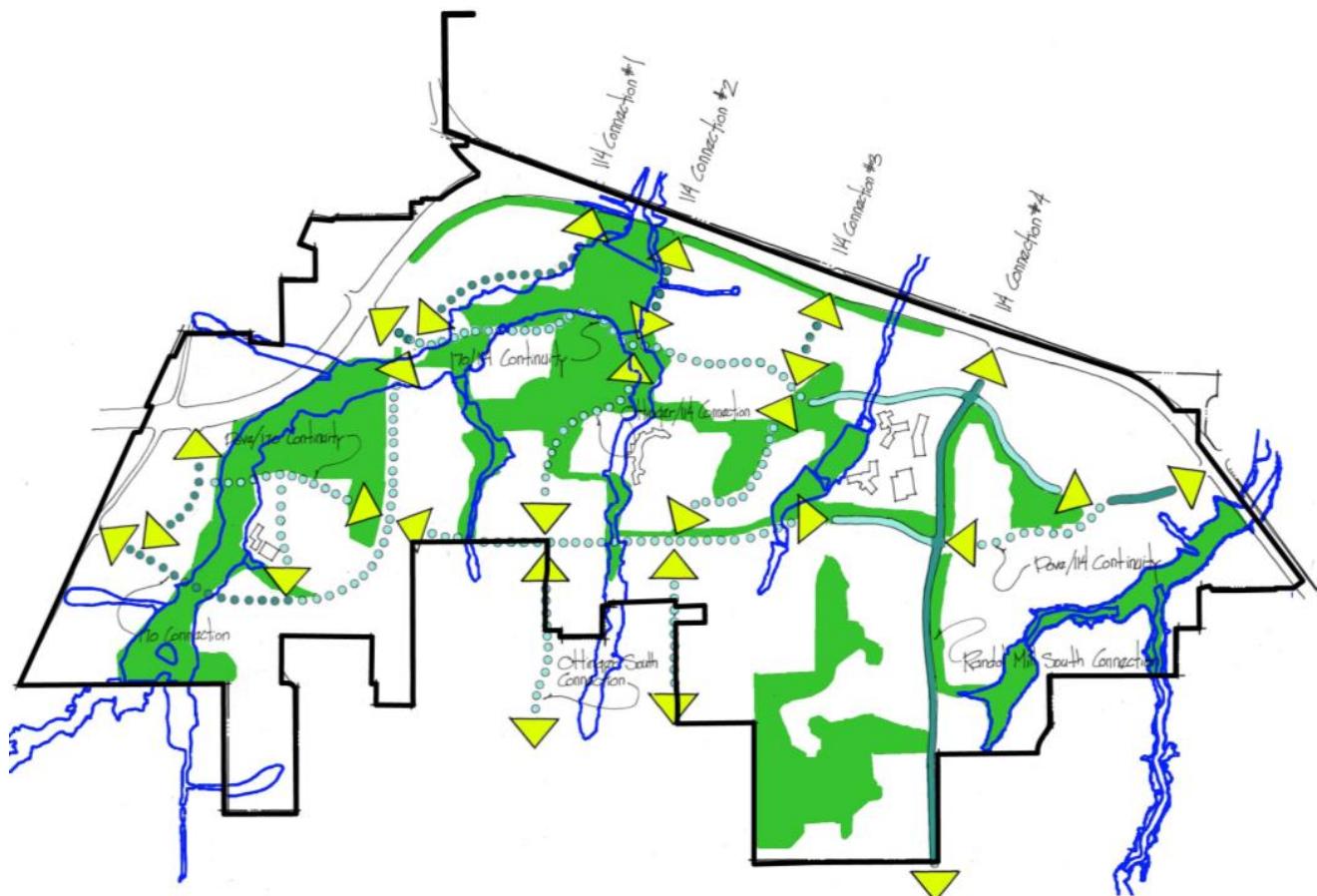


Figure 125: Open Space District over Floodways

In light of the above analysis, the primary objective of the Open Space Plan is to accomplish preservation of the most vulnerable natural features (including preservation of the ecotone, creek-ways, and landmark landforms) through various means of incentive, public/ private joint efforts, and acquisitions that capture the Open Space District as defined and also seeks to capture portions of the ecotone lying outside that District as development proceeds. Figures 124 and 125 both show the Open Space District of the Open Space Plan. Figure 124 shows the recommended Open Space District superimposed over the open space delineated in the 2004 Land Use Plan. Figure 125 shows the recommended Open Space District with floodways.

Appropriate Park, Open Space and Trail Types for Westlake:

At build-out, Westlake will be simultaneously a small town (with a residential population of approximately 7,500 people) and a large urban area with a day-time population of over 90,000 people (including retail shoppers, office and other employees, and hotel occupants). Therefore, the variety of needed park/ open space types (both public and private) spans a range from urban condition to natural condition. When one considers the convergence of population types and the public preferences as expressed in the Public Planning Workshops the following park, open space and trail types are most likely required to serve the future Town:

- **Natural Preserve/Landmark Landforms:** Areas of relatively undisturbed landscape (sometimes a restored landscape) for the purpose of maintaining the presence and health of natural systems (such as water flow), tree and other vegetative communities, and ecotone diversity. Meant more to

be viewed than used, limited public use promotes environmental understanding and contemplative connection with the native landscape of Westlake without over burdening the natural mosaic with active use. These areas should include landmark landforms distinctive of Westlake and termini of the vistas that residents enjoy.

- **Rural/ Ranch Landscapes:** Areas of culturally significant and/ or historic agricultural activities that are part of the identity of Westlake. These can be active or inactive but are meant to illustrate the presence of, and function of, local agriculture in the indigenous landscape and its significance in the formation of the Town.
- **Connection Open Space:** Open space linkages between other open space areas that preserve the natural mosaic create a harmonious merger between the pastoral and commercial communities and provide visual continuity of the characteristic vista.
- **Low Impact/Nature Trails:** Interpretative pathways are means of public access into natural preserves and other open areas where interpretation is offered. Nature Trails are low impact, in terms of the disturbance they impose upon natural landscapes, and provide an opportunity for a civilized encounter with the natural condition. If areas suitable for nature trails are not public, the Town should pursue means of attaining public access that are agreeable between the private property owner and the Town.
- **Recreational Open Space:** Open areas used for outdoor recreational or decorative purposes. Recreational Open Spaces are developed open space amenities typically part of a development or large project.
- **Town Trails:** Primary pedestrian connection routes between neighborhood trail heads (as described

in the Town Design Structure Plan to follow) and bike/ pedestrian pathways to points of destination such as shopping, working, and/ or schools. Town Trails are meant to reduce locally generated vehicular trips and make the Town more pedestrian friendly overall.

- **Neighborhood Trails:** Collection networks within neighborhoods that gather household populations onto the Town Trail system. Neighborhood Trails are typically privately provided as part of the residential development. Neighborhood Trails connect households with the trail heads that are portals to the Town Trail system.
- **Community Park:** Central community park areas that provide opportunities for shared community activities. These can include open fields for impromptu sport activities as well as park bench areas, dog-park facilities, pavilions, picnic areas, etc.
- **School Park:** Group recreational facilities for organized activities such as team sports. Recreational spaces developed by, or in conjunction with, schools allow dual use and development of a better equipped facility. In such cases the debt funding of both School and Town can be employed to develop these joint use parks.
- **Neighborhood Park:** Small recreation facilities serving the recreational needs of a small population, typically children and their parents. Therefore, these facilities can contain playgrounds and multipurpose space for unstructured child/ parent activities. Many times, these facilities are privately developed as part of residential development. However, continued market dominance of older buyers may leave the Town with a playground deficit.
- **Regional Trails:** Pass-through pathways for regional traffic that connect with the Town Trail System and make Westlake a

destination within the regional network.

- **Mini/ Urban Park:** Vest pocket open spaces in urbanized areas for the use of day-time populations. These will typically be provided by the private developer and are meant to serve the physical/ mental health needs of the workforce population. Meeting such need includes facilities for walking, socializing, getting outdoors, and otherwise breaking from the work routine. These are generally used to inject some level of natural setting into the urban environment. These should be located at $\frac{1}{4}$ to $\frac{1}{2}$ mile apart across the more urbanized urban areas of the Land Use Plan.
- **Town Common Public Gathering Space:** Ceremonial gathering space for the purpose of collective celebration of seasonal, festive, corporate, fraternal, and other social interactive events. Public gathering spaces are fundamental for any center to meet the demands of being a central location in terms of the town life.

Most of these Open Space Types lie within an Open Space Envelope, portrayed on the Parks, Open Space and Trails Plan that stretches from the western most edges of Westlake to the eastern areas of Westlake, containing approximately 1,200 acres of land, and primarily includes land already identified as open/ amenity land in current property owner master plan documents (such as the 2014 CTR Master Plan) and the Town's 2004 Land Use Plan as well as land currently set aside as open space in various projects (such as Granada) and current Planned Development Ordinances. However, certain open space segments are not already set aside by one of the means listed above but are critically important to fulfilling the public goals and priorities driving the Parks, Open Space and Trails Plan. More specifically, these areas include the two critical hilltops, key

transitions to existing residential areas, and east/ west connections that consolidate the existing open spaces into a continuous Open Space Envelope. These open space areas are located on property belonging to PD 2 and PD 3 and labeled as "Zone of Sensitivity" in the Parks and Open Space Plan.

As generally stated above, a **Zone of Sensitivity** is a portion of the Open Space Envelope not currently shown or set aside as open space (within an approved Planned Development Ordinance, the 2004 Town Land Use Plan, an existing/ pending project, project/ land owner Master Plan) and for which entitlement has already been granted but also has one of the following associations:

- Contains a Landmark Landform.
- Abuts a residentially developed area.
- Provides continuity within the open space system.

Any proposed development within an Area of Sensitivity should be responsive to the above listed associations where they occur within and adjacent to such proposed development and every reasonable effort should be made in the development planning and design to accommodate such associations/ conditions.

Zones of Sensitivity will include at least three of the above listed Open Space Types:

- Natural Preserves/ Landmark Landforms
- Connection Open Space
- Low Impact Trails (if proposed)

Therefore, development in this area should consider these associations during the development planning process. The Parks, Open Space and Trail Plan build upon this typology of park, open space and trail types (including the Zone of Sensitivity) to create a coherent and connected open

space system. Once the types of open spaces and associated park/ facility types are identified, it is important to define the level of service that the Town should maintain.

Level of Service:

The starting point for any Parks and Open Space Plan is to determine facility needs for the future population. The Assessment portion of this Comprehensive Plan Update (Part One) establishes that the population holding capacity for Westlake is approximately 7,500 people. This puts Westlake among the smaller towns within the Metroplex and makes application of typical NRPA (National Recreation and Parks Association) standards somewhat difficult because such application would amount to park areas undersized for their needed use. None the less, exploration of, and interpretation of, these standards is important to consider.

By 1940, one quarter of all U.S. cities having park facilities met the prevailing standard of 1 acre per 100 population. However, since 1940, suburban expansion (typically without provision of park facilities) has added considerable population demand to the minimal park system brought forward from this earlier era. According to the Planning Advisory Service Information Report #194: "[by] 1956 the total area of City and County parks was about three-quarter million acres; an adequate area by the [1946] standard would have been two million acres".

Since the emergence of this condition, there has been much debate and disagreement regarding the appropriate standard for park facilities based on population. There are many factors that influence determination of the appropriate recreational standard. Such factors include:

- 1. Cultural Background:** The whole notion of what constitutes recreation can vary according to cultural notions of leisure and child rearing practices. Where a community has a diverse culture the use of a simple standard becomes significantly more complicated. Westlake embodies a general cultural uniformity and that culture is predominantly one that holds a traditional view of recreational requirements, the view typically reflected by NRPA standards.
- 2. Socio-economic status:** The population analysis provided in Part One: Assessments of this Comprehensive Plan Update identifies the dominance of certain socio-economic types in present day and future Westlake as follows:
 - a. "Suburban Splendor"**
 - Predominantly Caucasian, older, and average Household Income at \$115,369.00.
 - Well educated, business clubs, investments, home equity lines of credit, financial planners, life insurance.
 - b. "Boomburbs"**
 - Similar to "Suburban Splendor", little younger, average Household Income at \$104,395.
 - Family vacations are a priority, typically play tennis, golf, and ski, spend more than \$250 per year on sports equipment.
- 3. Availability of other provided facilities:** The closeness of neighboring cities such as Keller and Southlake with their well-developed recreational offerings (such as Bicentennial Park and Keller Sports Complex) provide opportunities

for Westlake's small population that are easily accessible. In addition, higher price point residential developments typically offer private recreational facilities for the enjoyment of future residents. It is anticipated that many of the developments in Westlake do (and will) offer significant recreational facilities for the enjoyment of their residents.

- 4. Lot capacity as recreational base:** Large lot development means that most home lots offer some meaningful level of recreational development. Private lot facilities can include pool, basketball court (half court), tennis, and playground equipment. It is anticipated that many of the lots in Westlake do (and will) contain many of these facilities.

Figure 126 presents various park recreational offerings and the NPRA standards typically used to guide their allocation within a city as well as the Planning Team's augmentation of that standard based on the above stated factors that influence use of the standard.

The minimum recommended area for the above specified park types (1,900 ac) is approximately the size of the Open Space District as shown on the Land Use Plan and in this Plan Element. Some of that acreage is used by Westlake Academy and is, therefore, including an additional 28 acres for dual recreational development. The active portion of this acreage is less than the Open Space District indicated on the recommended Land Use Plan, meaning that the significantly greater portion of the Open Space District is passive (preservation of rural, natural, landscapes and/ or landmark landforms).

Park Type	Suggested Park Size at NRPA Standards	NRPA Ratio Total Acres/ 1000 Population	NRPA Suggested Total Acres based on Population	Recommended Westlake Acres/ 1000 population	Westlake Total Acres at Build-put based on Amended Standard
Playgrounds/ Mini Parks	Less than 1 ac.	0.5	3.5 ac = 4 parks	0.5	2 public parks supplemented by private
Neighborhood Parks	15+ ac.	2	14 ac = 1 facility	2	14 ac = 1 facility
Community Parks	25+ ac.	8	56 ac = 2 facilities	5 (due to potential for dual school facility)	35 ac. = 1 large facility
Total Local Close-to-Home Park System (hybrid park space)		10.5	73.5 ac	14	105 ac for hybrid recreational space
Regional Parks (Natural Preserves, passive areas, and rural areas due to population characteristics).	Greater than 200 ac.	10	70 ac = less than one facility	232 due to amount of natural system/ view fabric to be preserved and need for connectivity.	1,740 ac min but whatever is required for view, historic, and natural system preservation

Figure 126: National Recreation and Park Association (NRPA) Standards

The bulk of parks and open space ultimately set aside for passive use purposes does not have to be in public ownership. However, the land areas not in public ownership should be publicly accessible where possible and committed for conservation use by easement or other form of use restriction that runs with the land. Properly designed golf courses could be an appropriate use of the Recreational Open Space area.

When considering the provision of specific recreational facilities/features, the NRPA standards are helpful but require interpretation due to the population characteristics of Westlake's future population. The following Figure 127 illustrates the NRPA recommendations and adjustment to those recommendations based on community input at the Public Planning Workshops as well as consideration of population characteristics.

According to Figure 127, Westlake can exceed the NRPA standard with facilities at Westlake Academy, privately provided facilities and the open space acreages identified above and in the Land Use Plan. Considering facilities not available (and potentially available) at Westlake Academy, the Town needs to provide:

- Playgrounds: 1
- Basketball: 1
- Tennis: 4
- Baseball: 1
- Volleyball: 2

All of these facilities can be provided in the recommended 35 ac Community Park.

Facility Type	NRPA Recommended Facilities/Population	NRPA Recommended Facilities for Build-out Population	Westlake Recommended Facilities/Population	Westlake Recommended Facilities for Build-out Population
Playgrounds	1/1,000	7	1/2,000 due to lot size and availability of yard play structures	3.5 = 4
Basketball	1/5,000	1.4	1/2400 due to tapestry dominance of "Boomburb" Tapestry Group	2.9 = 3
Tennis	1/2,000	3.5	1/1,500 due to tapestry dominance of "Boomburb" Tapestry group	4.6 = 5
Football	1/20,000	0	1/7,000 due to availability of such facility at Westlake Academy	1
Baseball/ Softball	1/20,000	1.4	1/3,500 due to tapestry dominance of "Boomburb" Tapestry Group	2
Soccer	1/20,000*	0	1/7,000	1
Swimming Pool	1/10,000	0	Privately provided	
Volleyball	1/5,000	1.4	1/1,500 due to tapestry dominance of "Boomburb" Tapestry Group	2.9 = 3
Indoor Running Track	N/A	0	Running Option provided at school and along trail system	0
Ice Rink	1/100,000**	0	Located outside Town in close proximity	0
Trails	See Trails		See Trails	
Multi-Recreation Court	1/10,000	0	1/7,000 due to population capacity being close to national standard.	

*Based on pool size which accommodates 3 to 5 percent of population

**Ratio of indoor rink, outdoor rink depends on outdoor climate

Figure 127: NRPA Standards Revised for Westlake Needs

Preservation of Open Space/ Landscape Heritage

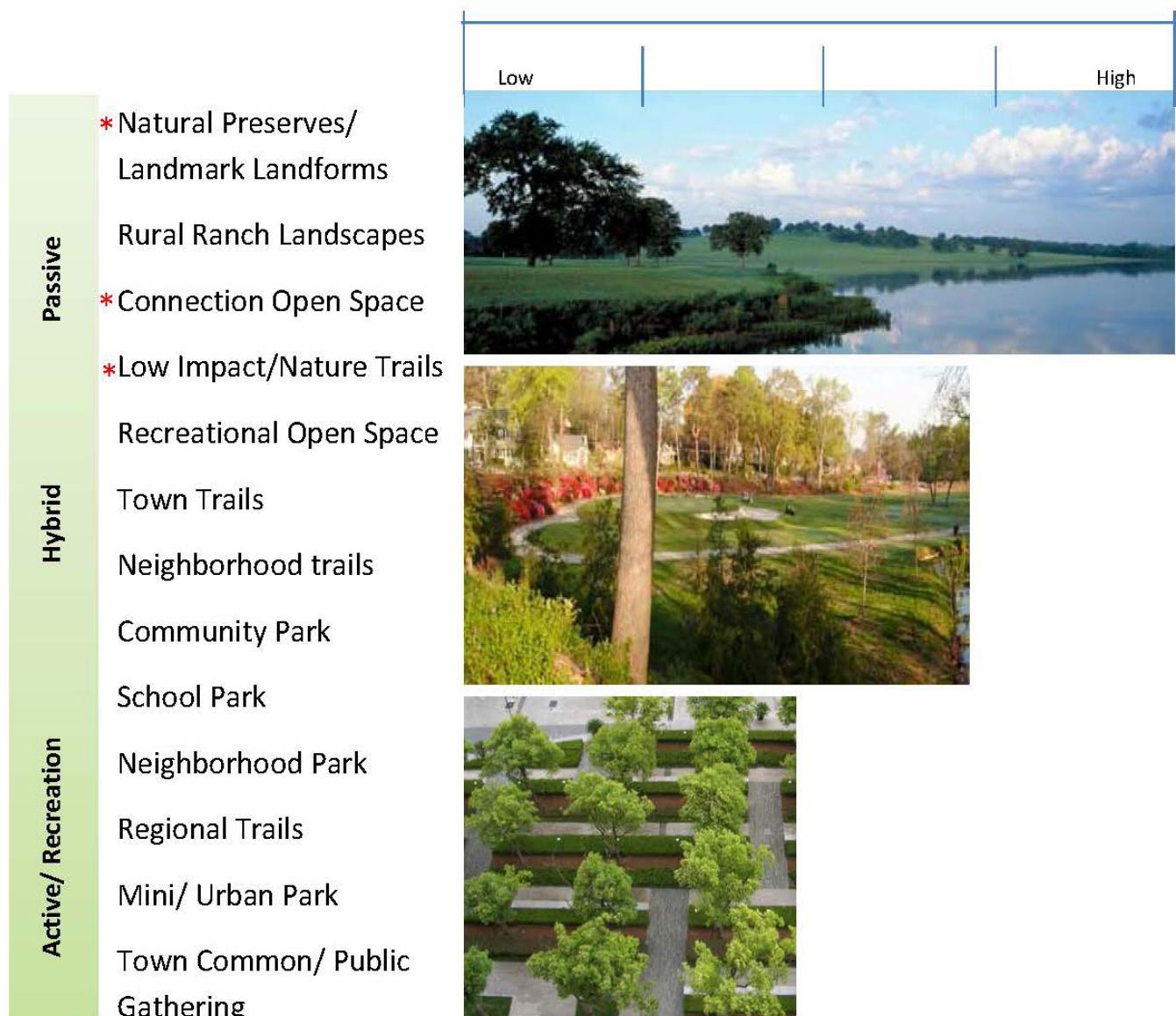


Figure 128: Preservation of Open Space and Landscape Heritage Transect

* These areas also fall within the Area of Sensitivity as shown on the Parks and Open Space Plan

Open Space Taxonomy:

Figure 128 illustrates the relationship of park types (discussed earlier) and arrays them according to their suitability to effect the levels of preservation desired by residents of Westlake. The park, open space and trail types discussed earlier are arrayed along the vertical axis of the transect with park and trail types most useful for preservation at the top of the list. More specifically, the park and trail types are as follows:

- **Active/ Recreation:** The more intensively used spaces and trails are grouped in this category and include School Parks, Neighborhood Parks, Regional Trails, Mini/ Urban Parks, and Town Common/ Public Gathering Spaces.
- **Hybrid:** These parks and trails have a limited set of recreational activities that are conducted in a composed landscape environment (such as high traffic grass and shade trees with pick

up team play and family activities). Hybrid parks and trails include Low Impact/Nature Trails, Recreational Open Space, Town Trails, Neighborhood Trails, and Community Parks.

- **Preservation:** Conservation/Preservation areas have controlled public use intended to lessen activity impact on natural setting. Preservation type parks include Natural Preserves/Landmark Landforms, Rural Ranch Landscapes, Connection Open Spaces, and Low Impact/ Nature Trails. Some recommended Preservation Park areas fall within the Area of Sensitivity as shown on the Parks and Open Space Plan.

Figure 128 illustrates how the park typology presented accomplishes the preservation objectives stated earlier. Further, the transect illustrates that parks in the Preservation category accomplish the greatest preservation of open space and landscape heritage; the Active/ Recreation parks and trails accomplish the least. Hybrid parks and trails accomplish some preservation of open space and landscape heritage. As stated above, landscape preservation is the primary objective of citizen participants in the Public Planning Workshops. The space allocations presented in the Level of Service section of this Plan places the greatest acreage in the preservation category, thereby effecting the stated public objectives while also providing other sufficient parks and trails space to meet the population standards of NRPA as modified by the Planning Team.

Through this transect process, the Parks, Open Space and Trails Plan is rooted in a system of Recreation, Preservation, and Hybrid spaces.

Allocation of Open Space to Land Use Districts and Parks, Open Space and Trails Plan

Having established the Parks, Open Space and Trail typologies and further associating that typology with particular public objectives and service needs of the future population, it remains to distribute the Parks, Open Space and Trails within the town limits of Westlake. The following Figure 129 illustrates this distribution using the Land Use Plan Open Space Community as the basic distribution framework. Association of Parks, Open Space and Trail types with Land Use Districts connects recreational/natural preservation use targets with other human activities that are compatible with recreation/ natural preservation objectives.

The following Figure 129 accomplishes the above described association. Parks, Open Space and Trail types are listed along the vertical axis, ranging from Active/ Recreation to Preservation effectiveness. Land Use Districts are listed along the horizontal axis ranging from export to import appropriateness (as defined in the Land Use Plan). Arranging land uses in this manner pairs the Parks, Open Space and Trail types with the places of greater and lesser urbanism as envisioned by the Land Use Plan. More active Parks, Open Space and Trail types should be located in areas of greater human activity (more urban), while Parks, Open Space and Trail types meant to have a more preservation purpose should be set in places of lesser human activity. In that the genesis of the Land Use Plan resides in the viewshed and community type analysis (as presented in Part Two: Goals and Citizen Priorities and Framework Plan of this Comprehensive Plan), the spatial arrangement of land use districts is already responsive to natural topographic conditions (which also determines the places of desired preservation measures). Therefore, open

		Park, Open Space and Trail to Land Use Distribution									
		Land Use Districts									
		Sending					Receiving				
Park, Open Space and Trail Type		OS: Open Space	PC-A: Pastoral Community	PC-B: Pastoral Community	CC3-A: Community Commercial	CC2-C: Community Commercial	CC2-A: Community Commercial	CC2-B: Community Commercial	CC2-D: Community Commercial	TC-A: Town Core	TC-B: Town Core
Preservation	* Nature Preserves/ Landmark Landforms										
	Rural Ranch Landscapes										
Hybrid	* Connection Open Space										
	* Low Impact/ Nature Trails										
Active/ Recreation	Recreational Open Space										
	Town Trails										
	Neighborhood Trails										
	Community Park										
	School Park										
	Neighborhood Park										
	Regional Trails										
	Mini/ Urban Park										
	Town Common Public										
	Gathering Space										

Figure 129: Park, Open Space and Trail to Land Use Distribution

* These areas also fall within the Area of Sensitivity as shown on the Parks and Open Space Plan

space initiatives with a more preservation purpose occur in land use districts identified as Sending Districts in the Land Use Plan element. The following Figure 129 illustrates these associations:

1. Nature Preserves/ Landmark Landforms initiatives should occur primarily within the Open Space District as shown on the Land Use Plan with some portion of that initiative also occurring in the Pastoral Community and the

Commercial Community where creek corridors, hill tops, and view sensitive areas exist.

2. Rural Ranch Landscape initiatives should occur in the Open Space District as shown on the Land use Plan with portions of that effort also applicable to the Pastoral Community (where residential developments may move to preserve some aspect of the rural heritage) and Commercial Community where some measure of exporting

currently zoned square footage is supported.

3. **Connection Open Space** initiatives are primarily concentrated in the view corridor zones that follow the creek alignment and where significant export of commercial square footage is recommended.
4. **Low Impact/ Nature Trail** initiatives occur primarily within the Open Space District, hill tops, and creek corridor zones.
5. **Recreational Open Space** initiatives occur primarily within master planned developments.
6. **Town Trail** initiatives occur wherever the Town Roadway system is found on the Thoroughfare Plan as such trails parallel the Town Roadways.
7. **Neighborhood Trail** initiatives occur primarily within master planned residential developments.
8. **Community Park** initiatives occur within the Open Space District primarily because of its location in central proximity to the pastoral areas and place where Town Trails and Nature Trails will likely hub. Community Parks can also be located in portions of the Commercial Community (incentivized by exportation of commercial square footage). The NRPA recommends that Community Parks be located within one to three miles from the user population.
9. **School Park** initiatives should occur in proximity to the educational centers of the Town which are located in the Open Space District (Westlake Academy) and the Town Core District (Deloitte University).
10. **Neighborhood Park** initiatives should occur within the residential areas (the Pastoral Community). Most of this park type will be privately provided, but the aforementioned Level of Service Analysis suggests that two are publically provided. The NRPA recommends that such neighborhood parks be located

within 1/4 to 1/2 miles from the user population.

11. **Regional Trail** initiatives should be located with reference to regional destinations, namely the Regional Commercial District. Within this area Town Trails (extending from connection with Neighborhood Trails) can connect the Town Roadway System to the Regional System.

12. **Mini/ Urban Park** initiatives occur within the Town Core and Regional Commercial Districts. The intense use of such parks necessitates that these be located where populations are aggregated and should be 1/4 to 1/2 mile apart.

13. **Town Common/ Public Gathering** initiatives are particularly urban spaces intended to be heavily used. Therefore, such initiatives should occur within the Town Core, Town Common, and Regional Commercial Districts.

Trail Taxonomy

Trails within Westlake are key elements of the cognitive structure of the Town and are a primary means of trip reduction in a high traffic volume environment, thereby permitting the residents of Westlake a safer and more convenient means of access to the Town's many natural, educational, and commercial assets. Trail Types parallel Roadway Types (as described in the Town Design Structure Plan to follow), and each type has its particular visual identity. Such distinct visual character allows the trail user to quickly understand where they are within the fabric of the Town and where they are relative to the intended destination. As discussed in the Town Design Structure Plan Element, there are three primary Trail Types as follows:

1. **Low Impact/ Nature Trails:** Interpretative pathways are means of public access into natural preserves and other open areas where interpretation is offered. Nature trails are low impact, in terms

of the disturbance they impose upon natural landscapes, and provide an opportunity for a civilized encounter with the natural condition.

2. **Town Trails:** Primary pedestrian connection routes between neighborhood trail heads (as described in the Town Design Structure Plan) and bike/ pedestrian pathways to points of destination such as shopping, working, and/ or schools. Town Trails are meant to reduce locally generated vehicular trips and make the Town more pedestrian friendly, overall.
3. **Regional Trails:** These pass-through pathways for regional traffic connect with the Town Trail System and make Westlake a destination within the regional network.

Each of these Trail Types has particular intersection conditions and depending on the intersection setting, a particular type of trail head is recommended. The trail head types are as follows:

1. **Trail Hub:** A trail HUB is a point of trail intersection where more than two trails intersect. This convergence of movement makes such points places of interchange. At the interchange points decisions have to be made regarding route relative to destination. Therefore, the Trail Hub is equipped with certain informational system capabilities to communicate pathway identity and distance to key destinations. It is often the case that HUB locations are meeting places (an important function flowing from the social significance of trails). Therefore, Trail HUBs would be equipped with seating furniture and possibly a drinking fountain (for adults, children, and pets).
2. **Trail Type Intersection:** When a Town Trail intersects with or converges with a Regional Trail or a public low impact trail intersects or converges with a Town Trail, a trail head is recommended. It

is at such locations that destination decisions are made, that one needs to understand their leaving one type of Trail System and embarking on another Trail System, which will take them farther from home, and that traffic (both pedestrian and bike traffic) may be heavier on the System posing a possible safety concern. Therefore, these places of convergence merit a trail head which identifies the change from one system to another, allows cautionary signage (or traffic calming) on Regional Trails, and communicates the limits of the Town System, thereby establishing a Town Portal.

3. **Neighborhood Trail/ Low Impact/Nature Trail Interface:** Citizen Participants in the Public Planning Workshops expressed significant concern that neighborhood trail systems are protected from access by non-neighborhood traffic, yet participants want a complete trail system that connects their house with natural, educational, and commercial destinations. Therefore, a unique type of trail head is needed at places where the Town or Regional System interfaces with (transitions to) the neighborhood or low impact system. Such a trail head would be equipped with a portal that controls access beyond the point of interface, signage identifying the transition, the name of the neighborhood being served, if applicable, and orientation signage identifying the distance to key destinations.

4. **Mid Trail Focal Point and/ or Interpretative Stations:** Because Preservation is one of the primary objectives of open space development, interpretation of the natural setting is important. Therefore, key points of interpretation (primarily along the Nature Trails) will be identified through an interpretation program in association with the Westlake

TRAIL/ TRAIL HEAD DESIGN										
Park/ Trail Type	Width	Paving	Construction	Benches	Drinking Fountain	Bike Rack	Directional Signage	Interpretive Signage	Information Dissem.	Pavilion
Neighborhood Trail	8	As per development	Standard				Yes			
Low-Impact/ Nature Trail	5 min	Gravel/ other low impact	Low Impact					Yes		
Town Trail	10	Conc.	Standard				Yes			
Regional Trail	12	Conc.	Standard	Yes			Yes			
Trail HUB	2500 sf. min	Decor. conc. with accent	Standard	Yes	Yes	Yes	Yes		Yes	Yes at largest
Trail Type Intersection	1500 sf. min	Decor. conc.	Standard				Yes			
Neighborhood Trail/ Low-Impact/ Nature Trail Interface	N/A	Décor. paver	Standard				Yes		Yes	
Mid Trail Focal Point and/or Interpretative Station	N/A	Low impact const.	Low Impact	Yes				Yes		

Figure 130: Trail/ Trail Head Design

Academy. Depending upon the configuration of the interpretation plot, the trail should laterally expand or have an off shoot (low impact construction), equipped with benches to appreciate the interpretation of the view and interpretative signage as described in the Town Design Structure Plan section.

Figure 130, above, illustrates Trail Types and Trail Heads and particular aspects of their design/ construction.

Distribution of Parks, Open Space and Trail Activities by Type

The Parks and Open Space Plan above illustrates the distribution of various park types within the Town of Westlake. The rings around Park Type symbols indicate the service areas supporting each. Note that the Community Park service area (one to two miles) covers most of the portion of Westlake currently developed, or potentially developed, for residential use. The two Neighborhood Park service areas (1/2 to one mile) also cover the residential areas of Westlake. Finally, the Urban/ Mini Parks are arrayed across the heavier commercial zones at 1/4 to 1/2 mile apart.

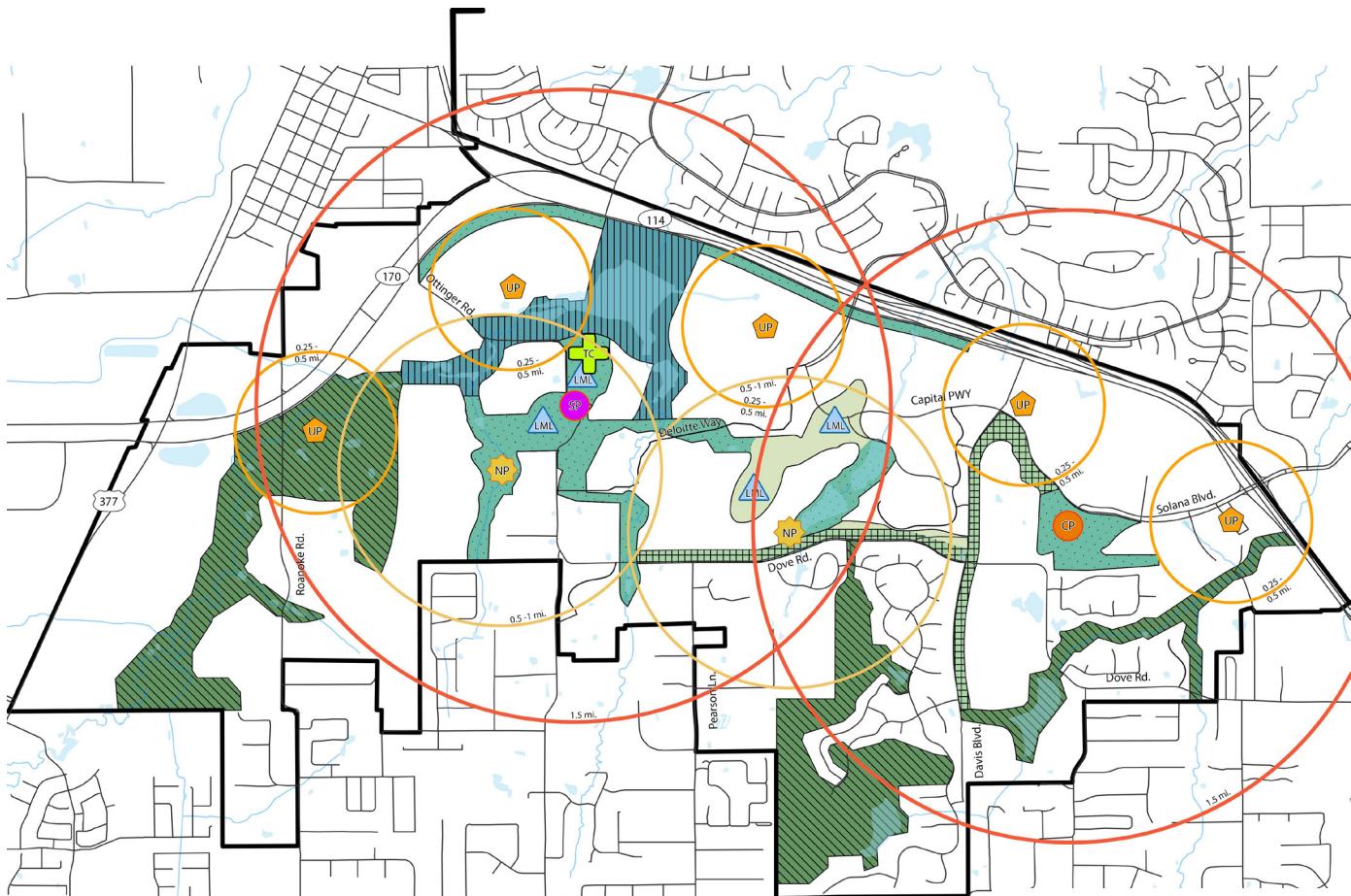


Figure 131: Parks and Open Space Plan

DISCLAIMER: The open space configuration and land area thereof, shown on the Parks and Open Space Plan in no way modifies the open space illustrated by any approved PD Plan or represented by the language/standards of any PD Ordinance. In addition, the open space shown may be either public or private and an open space may not be available to public use or access. This open space configuration and land area is meant to be a guide to the Council in their review of development site plans submitted for their approval, requests by any property owner to amend/ revise any PD plan or PD Ordinance language, request a change of zoning, and/or requests to transfer commercial square footage from one land use district to another are submitted for Council approval (when the legal mechanism for such transfer has been adopted by the Town of Westlake). See Section C of the Implementation Plan for trigger points and other policy related information.

The recreation and park facilities shown on the Parks and Open Space Plan in no way modifies the language of any approved PD Plan or Ordinance. The location of a public recreation or park facility is to be determined through a cooperative Town/ property owner process which takes place as site plans, requests for amendment of any existing Planned Development Ordinance, a request for rezoning, and/or requests to transfer commercial square footage from one land use district to another are submitted for Council approval (when the legal mechanism for such transfer has been adopted by the Town of Westlake). See Section C of the Implementation Plan for trigger points and other policy related information.

- Recreational Open Space
- Connection Open Space
- Natural Preserve
- Rural Ranch Landscape
- Areas of Sensitivity
- UP Mini/Urban Park
- CP Community Park
- NP Neighborhood Park
- LML Landmark Landform
- SP School Park
- TC Town Common

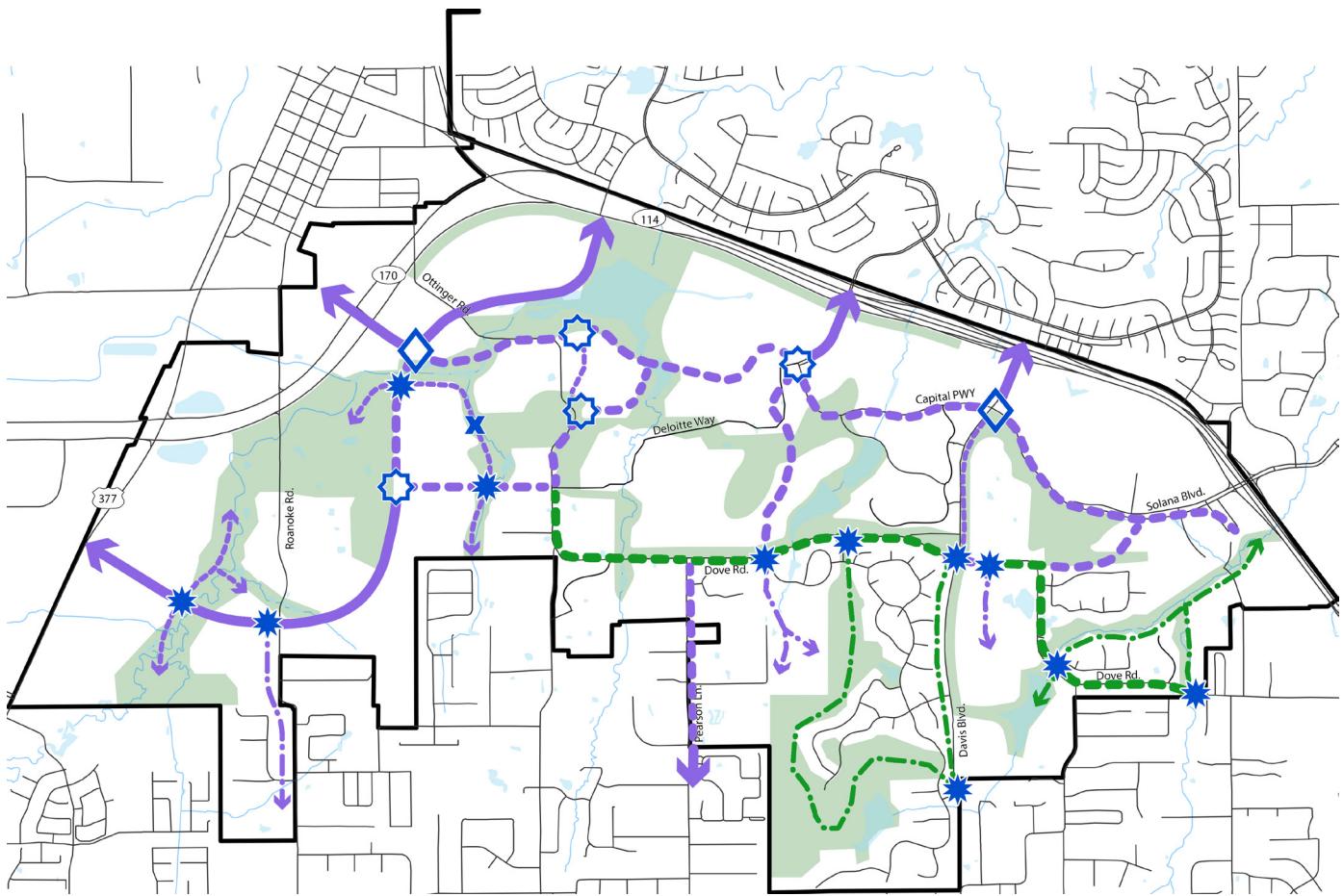


Figure 132: Trails Plan

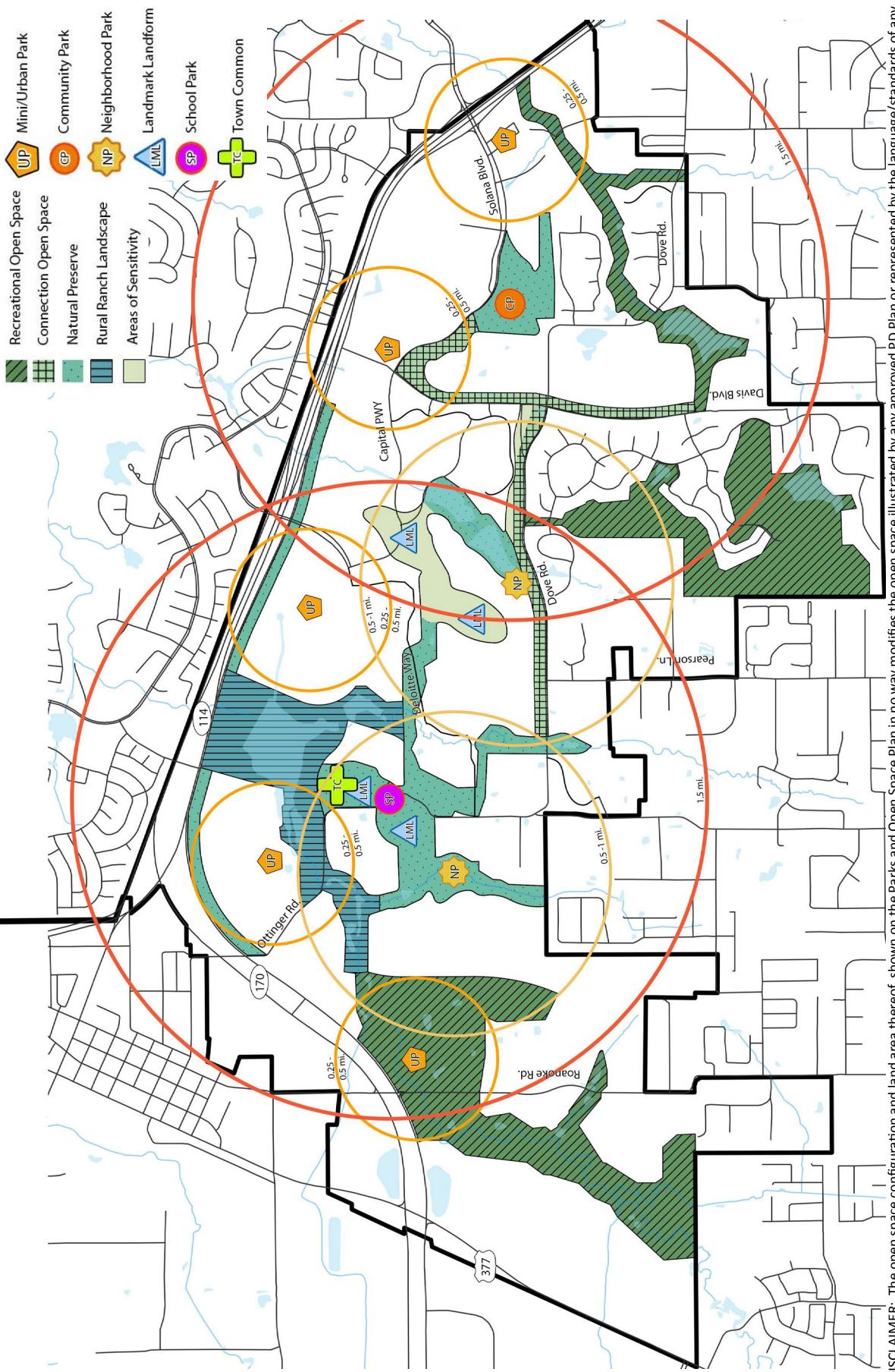
DISCLAIMER: The alignment and connection of trails, shown on the Trails Plan, that are not trails within a street right of way do not modify any approved PD Plan, PD Ordinance, or zoning. Such trail alignments and connections are to be determined through a cooperative Town/ property owner process which takes place as site plans, requests for amendment of any existing Planned Development Ordinance, and/or requests to transfer commercial square footage from one land use district to another are submitted for Council approval (when the legal mechanism for such transfer has been adopted by the Town of Westlake). See Section C of the Implementation Plan for trigger points and other policy related information.

Application of Trails and Trail Heads

The Trails Plan illustrates the distribution of Trail Types within Westlake and recommended Trail Head locations within that system. The Town Trails closely follow the Town Arterial Roadways (running parallel to the street in a manner similar to the existing trail along Dove Road), and Regional Trails generally run along the Regional Arterials.

- Existing Trails
- Suggested Trails
- Regional Trail
- Town Trail
- Neighborhood Trail
- Low Impact/Nature Trail
- X Mid-Trail Focal Point/ Interpretive Station
- Trail Type Intersection
- ★ Neighborhood/ Low Impact/ Nature Trail Interface
- Diamond Trail Hub

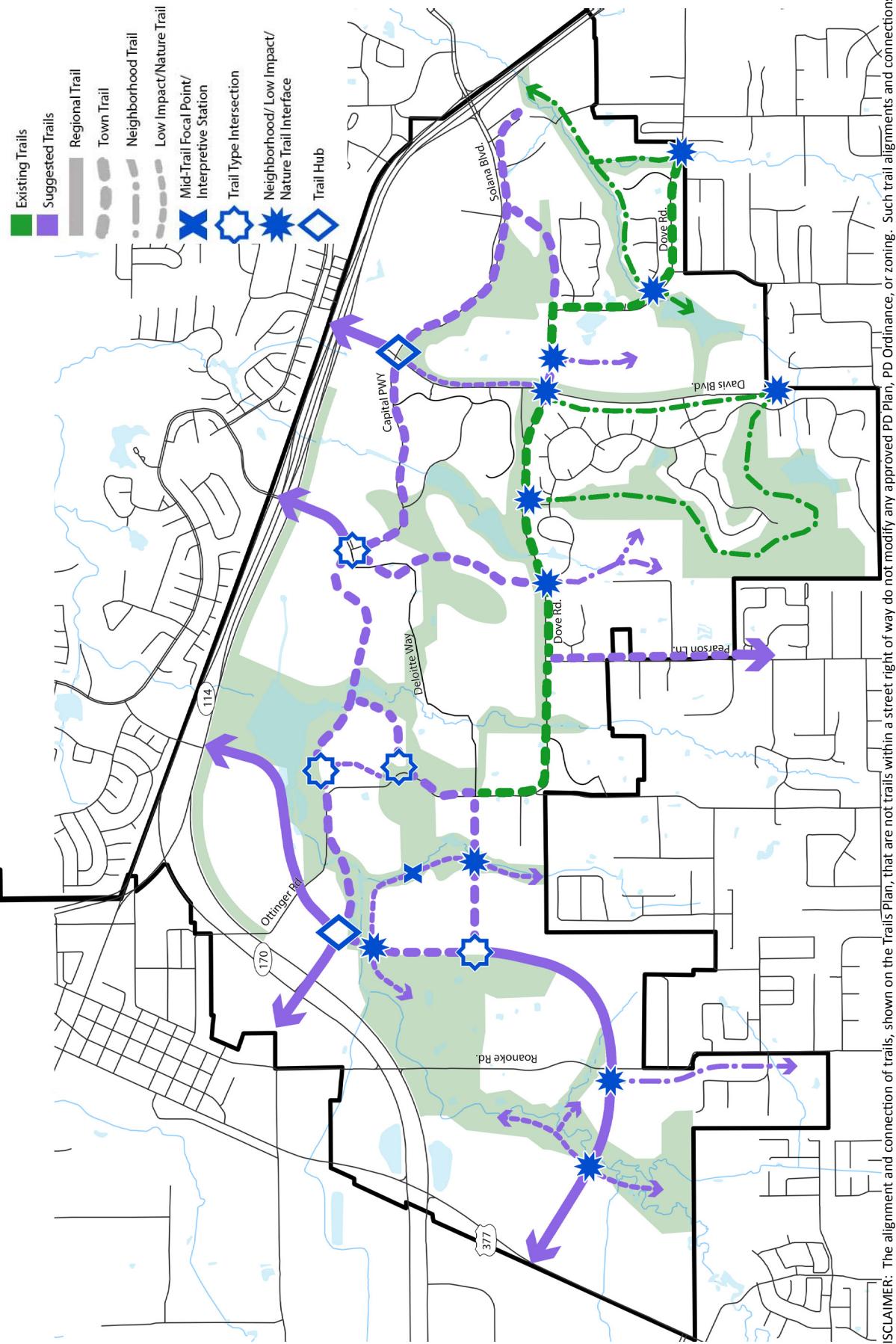
THE PARKS & OPEN SPACE PLAN



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THE TRAILS PLAN



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